



7 Kendal Close
Buxton



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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7 Kendal Close

Buxton
Derbyshire, SK17 9PB



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Offers In The Region Of
£323,000

Entrance Hall

Front Upvc entrance door. Three built in storage cupboards with one housing the 'Worcester' wall mounted gas combi boiler. Inner door leading too

Lounge

Upvc window to front. Two radiators. Electric flame effect fire with decorative surround and hearth.

Kitchen Diner

Fitted with a matching range of shaker style wall and base units with drawers with contrasting work surface over incorporating stainless steel sink with mixer tap over. Integrated appliances including: Fridge, four ring electric hob with extractor hood over, oven and grill. Space and plumbing for washing machine. Space for dining table.

Upvc window to front and side. Radiator.

Rear Porch

Upvc rear door. Upvc window to front. Tiled flooring.

Inner Hallway

With doors too:

Loft access



Buxton - 0129827524

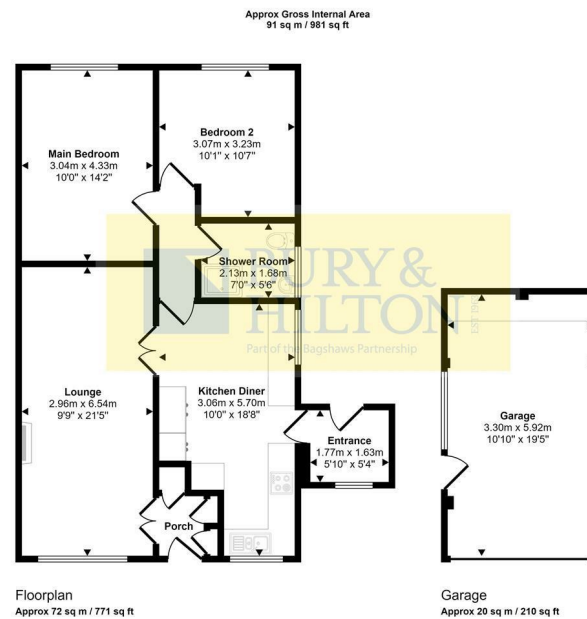


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Accommodation

Shower Room

Fitted with a matching dual flush low level wc, and wash hand basin with mixer tap over and built in vanity unit below. Walk in shower cubical with sliding door and fully mermaid boarded walls with wall mounted shower over. Partially tiled walls. Tiled floor. Radiator Upvc window to rear.

Bedroom One

Upvc window to rear. Radiator.

Bedroom Two

Upvc window to rear. Radiator.

Detached Garage

With electric up and over door to front. Upvc door to side and window to side. Power and lighting.

Outside

To the front of the property is a driveway to provide ample off road parking and leading to the detached garage. There is also a flagged patio with well stocked floral borders and brick built walls to the boundaries. Outside boxed in water tap and lighting.

A gated pathway leads to the side and offers a further flagged patio extending to the rear with lawned south facing, enclosed garden. There is an array of mature trees, flowers and shrubs to the side of the lawned garden with timber fencing to the rear boundary.

FREEHOLD

EPC- BAND D

HPBC- BAND D

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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